

Springwater Station Area Concept

Development Opportunities for Pendleton Wool Site

Adaptive Reuse Opportunities

Bicycle center — take advantage of light rail and Springwater Corridor Trail.

Flex workshop space — workshop spaces for for artists, small manufacturers, and light industrial users.

Performance or cultural — expand into more museum or gallery space.

Fitness center — make use of the high ceilings and open floorplan.

Institutional and/or educational — “back office” uses.

Restaurant — destination and something unique, such as a quality brew pub.

Complete Site Redevelopment

Office or medical use — construct a new building for specific uses.

Retail — high cost of new construction for less than premium rents.

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Development Opportunities for Park and Ride Site

Complementary Development Opportunities

Coffee kiosk — viable retail use for both from MAX riders and drive-by traffic.

Bicycle facility — within the Pendleton building or at the park and ride.

Retail or office space — built into the garage or built in front of it.

Medical office building — transit access could be an incentive.

Development Considerations

Direct visibility from McLoughlin Boulevard.

Connectivity between the park and ride and the Pendleton site.

Distinctive architectural design of garage and site could make it attractive to other users.